

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Town Planning – Teegalaguttapally Gram Panchayat (covered by the Master Plan of Karimnagar Municipal Corporation) – Certain variation to the Master Plan - Change of land use from Residential use to Commercial use in S.Nos.299/A & 300/B of Arepally Revenue Village, Teegalaguttapally Gram Panchayat, Karimnagar to an extent of Ac.3.89cents - Draft Variation - Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 434

Dated the 8th day of October, 2010.

Read the following:-

1. G.O.Ms.No.760 MA., dated 22.9.1982.
2. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.4732/2010/W, dated 30.06.2010.
3. Government Memo.No.12945/H1/2010-1, Municipal Administration and Urban Development Department, dated 10.8.2010.
4. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.4732/2010/W, dated 21.8.2010.
5. Government Memo. No.12945/H1/2010-2, Municipal Administration and Urban Development Department, dated 6.9.2010.
6. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.4732-2010-W, dated 7.9.2010.
7. From the Commissioner of Printing, A.P. Extra-ordinary Gazette No.477, Part-I, dated 8.9.2010.

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ORDER:

The draft variation to the Karimnagar General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.760 MA., dated 22.9.1982 was issued in Government Memo. No.12945/H1/2010-2, Municipal Administration and Urban Development Department, dated 6.9.2010 and published in the Extra-ordinary issue of A.P. Gazette No.477, Part-I, dated 8.9.2010. No objections and suggestions have been received from the public within the stipulated period. The Director of Town and Country Planning, Hyderabad in his letter dated 7.9.2010 has stated that the Panchayat Secretary, Teegalaguttapally Gram Panchayat has informed that the applicant has paid an amount of Rs.56,190/- (Rupees fifty six thousand one hundred and ninety only) towards development / conversion charges as per G.O.Ms.No.158 MA., dated 22.3.1996. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.
(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**T.S.APPA RAO,
PRINCIPAL SECRETARY TO GOVERNMENT (UD).**

To
The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.
The Director of Town and Country Planning, Hyderabad.
The Regional Deputy Director of Town Planning, Warangal.
The Panchayat Secretary, Teegalaguttapally Gram Panchayat (covered by the Master Plan of Karimnagar Municipal Corporation), Karimnagar District.
The Municipal Commissioner, Karimnagar Municipal Corporation, Karimnagar District.

Copy to:

The individual through the the Panchayat Secretary, Teegalaguttapally Gram Panchayat (covered by the Master Plan of Karimnagar Municipal Corporation), Karimnagar District.
The District Collector, Karimnagar District.
The Private Secretary to Minister for MA&UD.
SF/SC.

//FORWARDED::BY ORDER//

SECTION OFFICER

APPENDIX
NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub - section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Karimnagar Town, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No.477, Part-I, dated 8.9.2010 as required by clause (b) of the said section.

VARIATION

The site in T S.Nos.299/A & 300/B of Arepally Revenue Village, Teegalaguttapally Gram Panchayat, Karimnagar to an extent of Ac.3.89cents, the boundaries of which are as shown in the schedule below and which is earmarked for Residential use zone in the General Town Planning Scheme (Master Plan) of Karimnagar Town sanctioned in G.O.Ms.No.760 MA., dated 22.9.1982, is designated for Commercial use by variation of change of land use as marked "ABCD&E" as shown in the revised part proposed land use map GTP No.2/2010/W, which is available in Municipal Office, Karimnagar Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The applicant shall handover the land affected in 100 feet wide Master Plan road to an area 191.60 Sq.Mtrs., situated on north west corner free of cost through registered gift deed to the Teegalaguttapally Gram Panchayat.
8. The land owner shall handover the road affected portion to an area of 409.85 Sq.Mtrs., to a depth of 18 to 20 feet wide for widening of 40 feet wide towards north east side of site, beside Appolo Reach Hospital as shown in the plan to the Teegalaguttapally Gram Panchayat free of cost through registered gift deed.
9. The applicant shall take prior approval from the competent authority before commencing the developmental work.
10. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Existing 40 feet wide road and partly 100 feet wide proposed Master Plan road.
East	:	Road followed by Appolo Reach Hospital.
South	:	Residential houses.
West	:	40 feet wide existing road and open lands.

T.S.APPA RAO,
PRINCIPAL SECRETARY TO GOVERNMENT (UD).

SECTION OFFICER